

ZONING COMMITTEE MINUTES FEBRUARY 29, 2012

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, February 29, 2012** in Committee Room #2, at 9:37 a.m.

The following members were present:

The Honorable Alex Wan, Chair
The Honorable Keisha Lance Bottoms, Vice Chair
The Honorable H. Lamar Willis
The Honorable Aaron Watson
The Honorable Ivory Lee Young, Jr.
The Honorable Carla Smith

The following member was absent:

The Honorable Howard Shook

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorney Peter Andrews, Law Department and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED AS AMENDED BY ADDING THE ZRB SUMMARY REPORT

B. APPROVAL OF MINUTES - APPROVED

PUBLIC HEARING

C. ORDINANCES FOR SECOND READING

12-O-0225 (1)
MRPA-11-01

An Ordinance by Zoning Committee to grant a certificate under the provisions of the Metropolitan River Protection Act for a new single-family home, located at **1999 West Paces Ferry Road, NW**, 2.15 acres in Land Lot 234, 17th District, Fulton County, Georgia. **(A Public Hearing was held on 2/29/12)**

Owner: Paul and Shelley Marshall

Applicant: Tony Reaves

NPU-A

Council District 8

Councilmember Smith made a motion to approve. The vote was unanimous.

FAVORABLE

D. ORDINANCE FOR FIRST READING (CONT'D)

FAVORABLE

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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E. PAPERS HELD IN COMMITTEE

- 10-O-0013 (1)
Z-07-113
- An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**
- Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz
NPU-Y **Council District 1**

HELD

- 11-O-0824 (2)
- An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (To be Advertised for a Public Hearing)**

HELD

- 10-O-0041 (3)
- An Ordinance by Councilmember Aaron Watson **as substituted by Zoning Committee** to rezone certain properties within the Campbellton Road Corridor in NPU-R from the R-LC (Residential-Limited Commercial), RG-2 (Residential General), RG-2-C (Residential General-Conditional), RG-3 (Residential General), C-1 (Community Business), C-1-C (Community Business-Conditional), C-2-C (Commercial Service-Conditional), Districts to the

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E. PAPERS HELD IN COMMITTEE (CONT'D)

MR-2-C (Multi-Family Residential-Conditional), MR-3-C (Multi-Family Residential-Conditional), MR-4A-C (Multi-Family Residential-Conditional), MRC-1-C (Mixed Residential Commercial-Conditional), MRC-2-C (Mixed Residential Commercial-Conditional), and MRC-3-C (Mixed Residential Commercial-Conditional) Districts; and for other purposes. **(Held 1/11/12)**

HELD

1-O-0692 (4)
U-11-16

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0693 (5)
U-11-17

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE (Perlman Tract) (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-0857 (6)
U-11-18 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **690 Morgan Street, NE. (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5), (Donor Parcel). (Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0533 (7)
Z-11-12 An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted by Zoning Committee** to amend Chapter 32B NC-2 East Atlanta Village Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta Code of Ordinances for the purpose of adding specific regulations; and for other purposes. **(Held 9/28/11)**

HELD

11-O-1783 (8)
Z-11-33 An **Amended** Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential) District, properties located at **568, 580 and 600 Somerset Terrae, NE**, fronting approximately 364.5 feet on the south side of North Avenue and at the northeast intersection of Somerset Terrace and North Avenue. Property also fronts approximately 98 feet on the north side of Angier Springs Road and is bordered on its western boundary by the Norfolk Southern Railway. **(Held 2/1/12)**

Depth: Varies

Area: 2.71 Acres

Land Lot: 18, 14th District, Fulton County, Georgia

Owner: Robert S. Bridges, TSO Eastbelt, LLC and DHC Investments, LLC

Applicant: Perennial Properties by Aaron Goldman

NPU-N

Council District 2

HELD

SUMMARY REPORT
February 29, 2012

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM	NPU RECOMM	ZRB RECOMM
<u>FAVORABLE</u>						
12-O-0079	Z-11-34	693 Angier Avenue M-2	I-1 to R-4B	Approval	Approval	Approval

Councilmember Smith made a motion to approve. the vote was unanimous.

ADVERSE

11-O-1686	U-11-42	260 West Lake Avenue, N.W. N-2	Special Use Permit for a Daycare Center	Denial	Approval Conditional	Denial
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Councilmember Smith made a motion to adverse. The vote was unanimous.

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E. PAPERS HELD IN COMMITTEE (CONT'D)

12-R-0229 (9) A Resolution by Zoning Committee authorizing the creation of the SPI-12 Buckhead/Lenox Stations District Development Review Committee; and for other purposes.
(Held 2/15/2012)

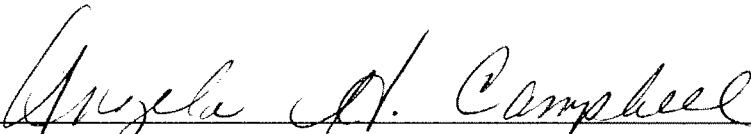
HELD

LINK TO ZRB PENDING LEGISLATION

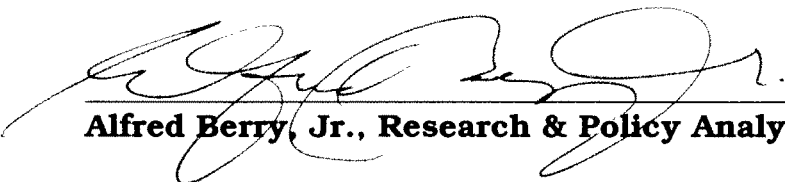
<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:45 a.m.


Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Alex Wan, Chair